

TRANSFER  
TAX  
PAID

Doc # 2004031493  
Book 8149 Page 0163

38-112  
#00788

## WARRANTY DEED

Louis H. Champagne and Anne P. Champagne of Waterville, State of Maine, for consideration paid, grant to Patricia A. Friedman of Waterville, State of Maine, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Six certain lots or parcels of land with the buildings thereon, being Lots Nos. 65, 66, 67, 68, 69, and 70 on Cool Street Homesites in said Waterville according to a plan of Cool Street Homesites made on July 2, 1923 and recorded in the Kennebec Registry of Deeds to which plan and the record thereof, reference is hereby made for a more particular description. Lots# 66 and #67 are subject to a drainage easement as shown on said plan and all lots are subject to restrictions contained in a deed from A. F. Hutchinson Land Company to Joseph Ezhaya dated May 31, 1924 and recorded in said Registry, Book 615, Page 578.

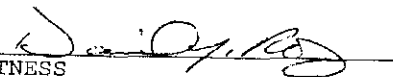
Being the same premises from Louis N. Poulin and Madeline C. Poulin to Louis H. Champagne and Anne P. Champagne dated April 27, 1977 and recorded in the Kennebec County Registry of Deeds in Book 1991, Page 7.

Another certain lot or parcel of land situate, lying and being on Moody Street, so-called, in the City of Waterville, County of Kennebec and State of Maine and being known as Lot No. 71 according to a certain Plan of Lots known as Cool Street Homesites belonging to the A.F. Hutchinson Land Co., Inc., said Plan having been made by Ernest W. Branch, Civil Engineer, dated July 21, 1923 and recorded in the Kennebec County Registry of Deeds in Plan Book 8, at Pages 76 and 77, respectively. This lot measures thirty (30) feet on Moody Street and is subject to an easement of the Kennebec Water District according to said Plan and to do the following restrictions, viz: All buildings must be set back at least fifteen (15) feet from the street line.

The A. F. Hutchinson Land Co., Inc. does not hold itself liable for the enforcement of the aforesaid restrictions.

Being the same premises conveyed from Louis N. Poulin and Madeline M. Poulin to Louis H. Champagne and Anne P. Champagne dated June 15, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3173, Page 311.

WITNESS our hands and seals on October 4, 2004.

  
WITNESS

  
Louis H. Champagne

  
WITNESS

  
Anne P. Champagne

OKS

38-112

THE STATE OF Maine  
Kennebec, ss.

OCTOBER 4, 2004

Then personally appeared the above named Louis H. Champagne and Anne P. Champagne and acknowledged the foregoing instrument to be their free act and deed.

Before me, David J. Roy  
Notary Public

David J. Roy  
Notary Public, Maine  
My Commission Expires July 21, 2008

Received Kennebec SS.  
10/06/2004 8:08AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS